

FOR SALE | FREESTANDING DRUGSTORE

REDEVELOPMENT OR OWNER/USER OPPORTUNITY

520 EAST TRADE STREET | DALLAS, NC 28034



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Investment Overview

PHARMA PROPERTY GROUP is pleased to announce the sale of a freestanding retail building in Dallas, North Carolina. This asset is available for redevelopment as a fee simple acquisition or as an owner/user purchase.

- The ±10,908 building sits on ±64,468 square foot lot.
- Located at the signalized hard corner of East Trade Street and Dallas Stanley Highway with a combined traffic count of 22,400 vehicles per day.
- Area demographics include an average household income of \$48,030 and a total population count of 60,686 in a five-mile radius.
- Rite Aid is slated to vacate the premises in September 2018.

Offering Summary

LIST PRICE	\$1,250,000
PRICE / SF	\$114.59
BUILDING SIZE (SF)	10,908
LOT SIZE (SF)	64,468
PARKING SPACES	52
YEAR BUILT	1999
PARCEL NUMBER	131970 (3557371265)



Investment Highlights

BUILDING SPECIFICATIONS

This freestanding retail building is approximately 10,908 square feet in size and sits on a lot measuring approximately 64,468 square feet. The property has a built-in drive thru window and approximately 52 parking spaces.

MAIN & MAIN LOCATION

The subject property is located in the heart of Dallas with city services in the immediate area such as the Parks and Recreation, Police Department and City Courthouse.

TRAFFIC COUNTS

The property is located at the signalized corner of Eat Trade Street and Dallas Stanley Highway with a combined traffic count of 22,400 vehicles per day. Highway 321 is one mile west of the subject property with approximately 43,000 vehicles per day.

AREA DEMOGRAPHICS

The average household income is \$48,0301 and there are nearly 60,686 residents within a five-mile radius.

GASTON COLLEGE

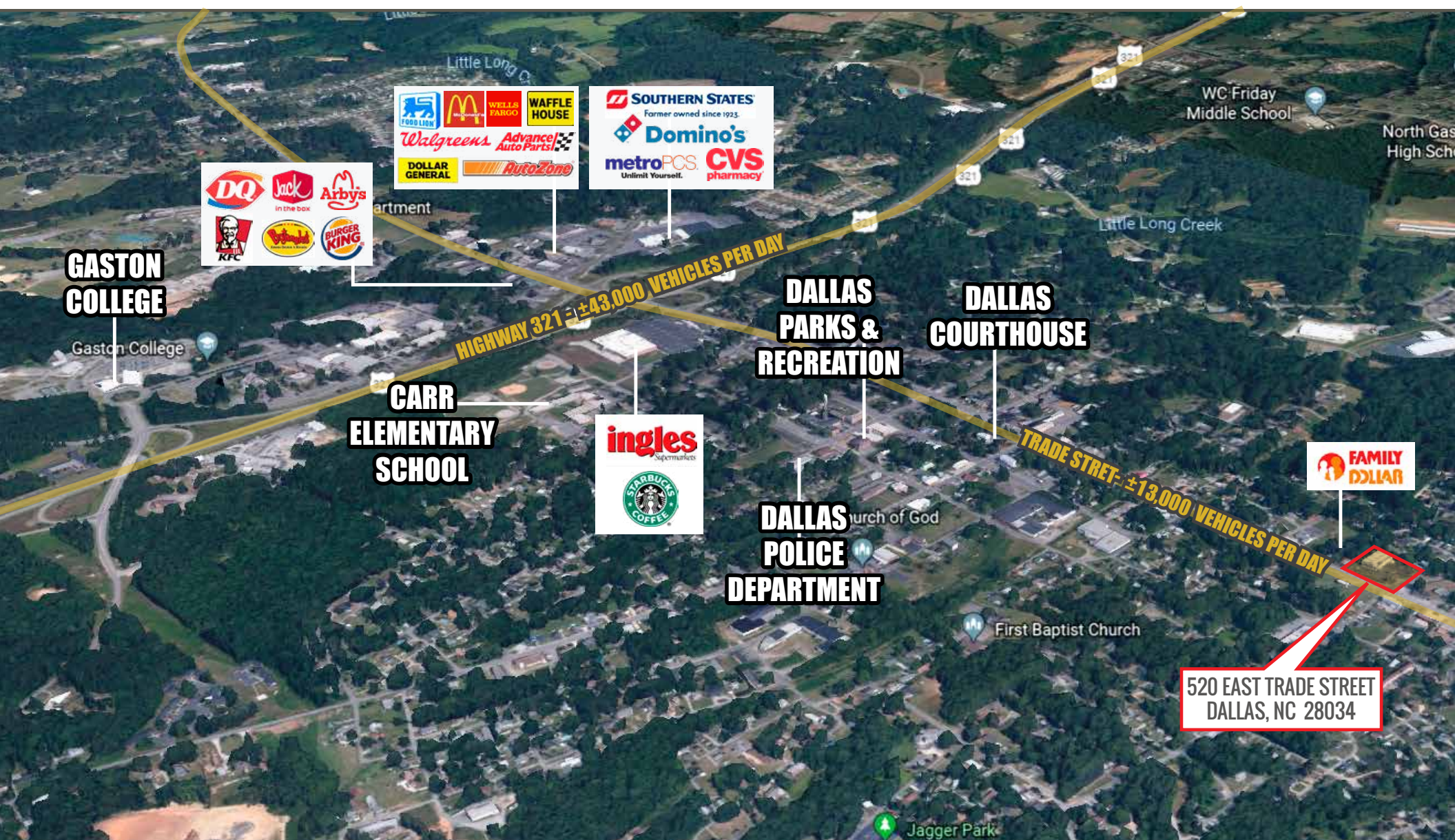
Gaston College is just 2 miles southwest of the subject property and enrolls approximately 5,000 students annually.



Building Photos



Location Aerial



Location Aerial








Location Overview and Demographics

Dallas is a suburb of Charlotte and is located just north of Gastonia, which is the county seat of Gaston County, the second largest city in the Charlotte Metropolitan Statistical Area. Dallas is located approximately 23 miles west of Charlotte and located adjacent to Highway 321, which connects to Interstate 85, the main corridor leading west to Atlanta, Georgia and East to Washington, DC. Some of the area's largest employers include:

- **DAIMLER COMPONENTS & LOGISTICS** - This facility employs approximately 1,300 people and provides metal fabrication and sub-assembly of parts used in Daimler Trucks.
- **EASTRIDGE MALL** - Eastridge Mall is a 919,557 square foot, three-story regional shopping center anchored by Dillards and Belk. Also nearby are numerous national retail anchors.
- **GASTON COLLEGE** - Gaston College annually enrolls approximately 5,000 students.
- **CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT** - This airport is the second largest hub for American Airlines after Dallas/Fort Worth and services 161 domestic and international destinations and over 44.4 million passengers making it the 7th busiest airport in the world.
- **CAROMONT REGIONAL MEDICAL CENTER** - CaroMont hospital is a 435-bed hospital with approximately 4,000 staff and 500 physicians.



 Total Population	 Average Household Income	 Total Households	 Average Age	 Traffic Counts Vehicles/Day
1 MILE 3,722	1 MILE \$41,245	1 MILE 1,488	1 MILE 37.50	EAST TRADE ST 13,000
3 MILES 19,342	3 MILES \$46,668	3 MILES 7,442	3 MILES 38.70	DALLAS STANLEY 9,400
5 MILES 60,686	5 MILES \$48,030	5 MILES 23,253	5 MILES 38.90	HWY 321 43,000

Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.



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